



01-0-0464

City Council
Atlanta, Georgia

AN ORDINANCE
BY: ZONING COMMITTEE

Z-01-07
2/13/01

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **the rear of 2620 Buford Highway, N.E.**, be changed from the **R-3 (Single-Family Residential)** District, to the **PD-H (Planned Development-Housing)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lots **6 & 7** of the **17th** District, **Fulton** County, Georgia, being more particularly described by the attached legal description.

Property forms the rear of DeKalb County parcel 2664 Buford Highway. The public street frontage associated with this property is not located in the City of Atlanta.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "PD Planned Development District," and Chapters 19A through 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

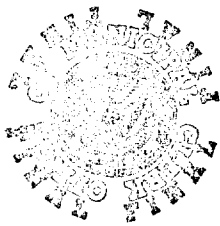
A true copy,

Rhonda Dauphin Johnson
Municipal Clerk, CMC

ADOPTED as amended by the Council
RETURNED WITHOUT SIGNATURE OF THE MAYOR
APPROVED as per City Charter Section 2-403

JUL 02, 2001

JUL 11, 2001



Conditions for Z-01-07

1. The development of the subject property shall occur in accordance with a site plan that is similar to the one that is titled "Zoning Plan for Buford Highway Townhomes; Atlanta, Georgia" that was prepared by Arcadis Geraghty and Miller as Project Number GA062957/Drawing Number C2 on April 4, 2001, which was stamped as "RECEIVED" by the Bureau of Planning on April 20, 2001, which adds the following:
 - a. Notations of the proposed Floor Area Ratio and total building square feet.
 - b. The illustration of the boundary of the floodplain area.
2. The site plan shall be reviewed by the Department of Public Works regarding the following:
 - a. To verify that all of the townhome units would be located outside of the Floodplain areas.
 - b. To determine whether any drainage control measures would be required.
3. The developer shall submit a tree survey and tree planting plan to be approved by the City Arborist.
4. Ashwood Development will present any revised site plan to Pine Hills prior to requesting final City of Atlanta approval.
5. Ashwood Development agrees that no structure will be built within the 100-year flood plain.
6. Ashwood Development will provide the Pine Hills Civic Club a copy of the final site plan for this development when it is filed with the Bureau of Planning.
7. The attached letter from D. Lynn Holiday, dated June 29, 2001, is hereby incorporated as a condition for Z-01-07.



LEGAL DESCRIPTION
REAR OF 2620 BUFORD HIGHWAY, N.E.
ATLANTA, FULTON COUNTY, GEORGIA
Z-01-07
ASHWOOD DEVELOPMENT COMPANY

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN
LAND LOTS 6 AND 7 OF THE 17TH DISTRICT OF FULTON COUNTY,
GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

TO REACH THE POINT OF BEGINNING commence at the point of intersection of the northwest side of Buford Highway with the boundary line between Fulton County and DeKalb County; run thence north along the boundary line of Fulton County and DeKalb County a distance of 190.75 feet to the TRUE POINT OF BEGINNING; running thence north along the boundary line of Fulton County and DeKalb County a distance of 259 feet, more or less to a point; thence continuing north along said boundary line a distance of 113.99 feet to a point; thence continuing north along said boundary line a distance of 93.21 feet to a point; thence continuing north along said boundary line a distance of 33 feet, more or less, to a point which is the centerline of the north fork of Peachtree Creek; thence running northwest a distance of 181.61 feet to a point; thence west 75.38 feet to a point; thence southwest 59.59 feet to a point; thence southwest 39.93 feet to a point; thence southwest 40.02 feet to a point; thence southwest 35.27 feet to a point; thence southeast 48.29 feet to a point; thence southeast 55.51 feet to a point; thence southeast 193.24 feet to a point; thence southeast 35.28 feet to a point; thence southeast 126.47 feet to a point; thence south 41.49 feet to a point; thence east 134.8 feet to the boundary line of Fulton County and DeKalb County and the point of beginning, said tract containing 3.901 acres as is shown on plat of survey prepared by Arcadis Geraghty & Miller, dated February 8, 2001.





Writer's direct phone (404) 885-6689
Telecopier: (404) 885-6779
Writer's e-mail lholliday@scyfarth.com

One Peachtree Pointe
1545 Peachtree Street, N.E.
Suite 700
Atlanta, GA 30309-2401
404-892-6412
fax 404-892-7056
www.scyfarth.com

June 29, 2001

VIA HAND DELIVERY

Atlanta City Council
c/o John Bell, Zoning Administrator
68 Mitchell Street
Atlanta, Georgia

Re: ReZoning Case No. Z-01-07/ Rear of 2620 Buford Highway, N.E.

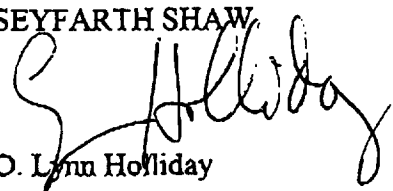
To Whom It May Concern:

As counsel for Applicant, this letter confirms that the pending Application should be for a total of 21 Lots, rather than the 28 Lots shown on the current site plan. Specifically, the seven (7) Lots (being Lots 1, 2, 3, 4, 19, 20, and 21) shown on the site plan now on file which are located in the sewer easement condemned by the City of Atlanta, should be considered deleted from the Application. We ask that the Application be approved as amended in this letter.

To be perfectly clear, the Applicant does not intend to develop any Lots within the sewer easement previously condemned by the City of Atlanta.

Sincerely,

SEYFARTH SHAW


D. Lynn Holliday

cc: Jason Wright, Esq.

ATLANTA BOSTON CHICAGO HOUSTON LOS ANGELES NEW YORK SACRAMENTO SAN FRANCISCO WASHINGTON, D.C. BRUSSELS

RCS# 2979
7/02/01
4:44 PM

Atlanta City Council

Regular Session

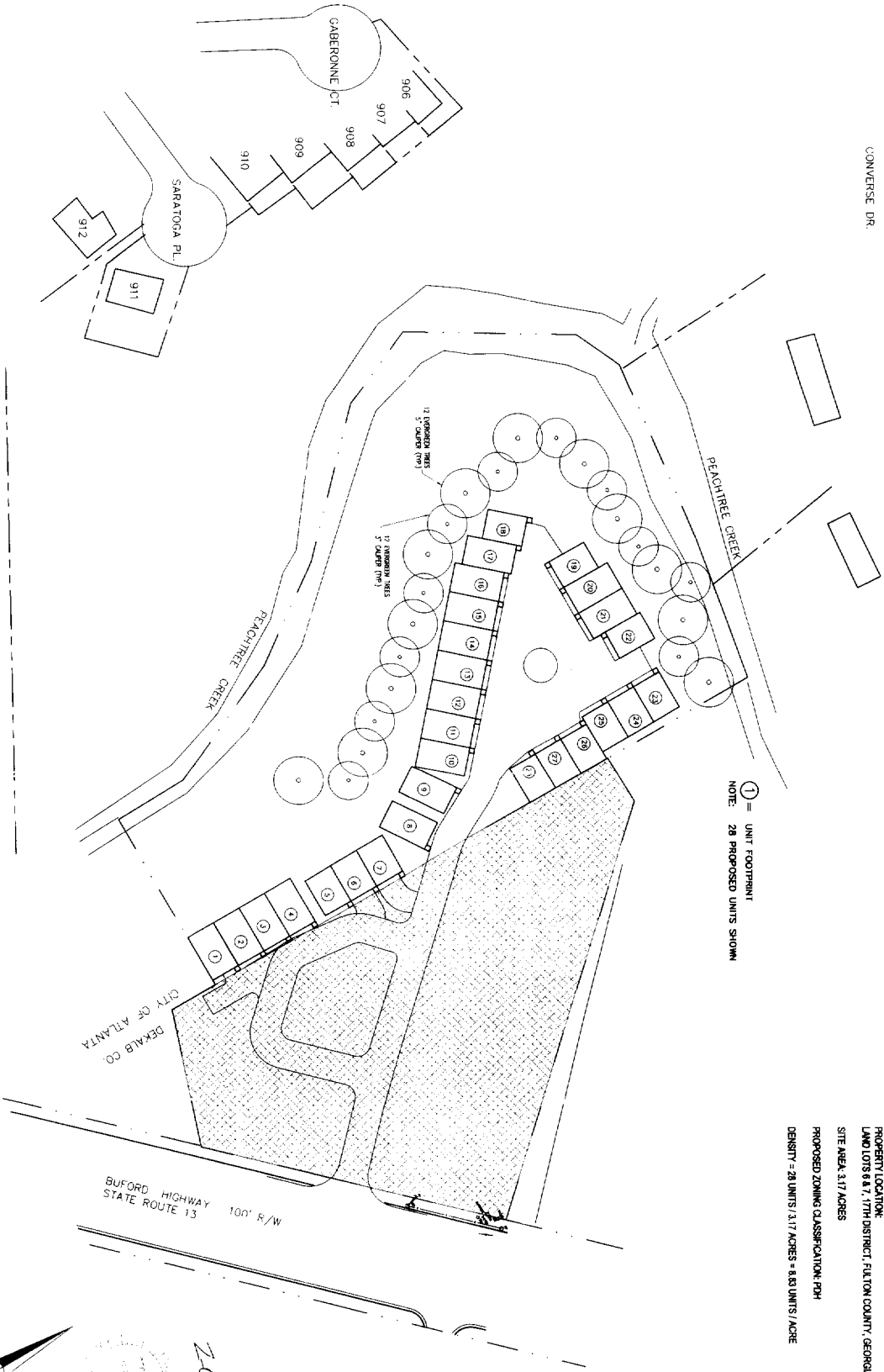
MULTIPLE 0057; 0233; 0234; 0467; 0630; 0470
 0464; 0627
 ADOPT AS AMEND

YEAS: 13
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 2
EXCUSED: 0
ABSENT 1

NV McCarty	Y Dorsey	Y Moore	Y Thomas
Y Starnes	Y Woolard	Y Martin	B Emmons
Y Bond	Y Morris	Y Maddox	Y Alexander
Y Winslow	Y Muller	Y Boazman	NV Pitts

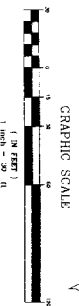
MULTIPLE

CONVERSE DR.



① = UNIT FOOTPRINT
NOTE: 28 PROPOSED UNITS SHOWN

ARCADIS SITE PLAN NOTES
BASE INFORMATION:
SURVEY BY ARCADIS GERAGHTY & MILLER, DATED FEBRUARY 8, 2001
PROPERTY LOCATION:
LAND LOTS 8 & 7, 17TH DISTRICT, FULTON COUNTY, GEORGIA
SITE AREA: 3.17 ACRES
PROPOSED ZONING CLASSIFICATION: PDH
DENSITY: 28 UNITS / 3.17 ACRES = 8.83 UNITS / ACRE



PROJECT NUMBER: GA062957		DRAWING NUMBER: C2	
PROJECT MANAGER: J. MCKENNA		DESIGNING MANAGER: J. MCKENNA	
CHECKED BY: J. MCKENNA		DATE: APR. 4, 2001	
DESIGNED BY: J. MCKENNA		DATE: APR. 4, 2001	
PROJECT MANAGER: J. MCKENNA		DATE: APR. 4, 2001	
PROJECT MANAGER: J. MCKENNA		DATE: APR. 4, 2001	
PROJECT MANAGER: J. MCKENNA		DATE: APR. 4, 2001	
PROJECT MANAGER: J. MCKENNA		DATE: APR. 4, 2001	
PROJECT MANAGER: J. MCKENNA		DATE: APR. 4, 2001	
PROJECT MANAGER: J. MCKENNA		DATE: APR. 4, 2001	

ARCADIS
GERAGHTY & MILLER

ZONING PLAN
FOR BUFORD HIGHWAY
TOWNHOMES
ATLANTA, GEORGIA

ASHWOOD DEVELOPMENT
985 PONCE DE LEON AVENUE
SUITE 300
ATLANTA, GA 30306

2001 Town of Peachtree City, Suite 400
Atlanta, Georgia 30306
Tel: 770/431-0666 Fax: 770/431-2665

01-0-0464

(Do Not Write Above This Line)

AN ORDINANCE Z-01-07

BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE R-3 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO THE PD-H (PLANNED DEVELOPMENT-HOUSING) DISTRICT, PROPERTY LOCATED AT THE REAR OF 2620 BUFORD HIGHWAY, N.E. PROPERTY FORMS THE REAR OF DEKALB COUNTY PARCEL 2664 BUFORD HIGHWAY. THE PUBLIC STREET FRONTAGE ASSOCIATED WITH THIS PROPERTY IS NOT LOCATED IN THE CITY OF ATLANTA.

DEPTH: VARIES; AREA: 3.17 ACRES (IN CITY OF ATLANTA) LAND LOTS 6 & 7, 17TH DISTRICT, FULTON COUNTY, GEORGIA.
OWNER: ASHWOOD DEVELOPMENT COMPANY
APPLICANT: SAME
NPU-B COUNCIL DISTRICT 7

ADOPTED BY
JUL 0 2 2001

COUNCIL

- ☐ **CONSENT REFER**
☒ **REGULAR REPORT REFER**
☐ **ADVERTISE & REFER**
☐ **1st ADOPT 2nd READ & REFER**

Date Referred 3/19/01

Referred To: ZRB and Zoning

First Reading

Committee _____
 Date 3/13/01
 Chair Demetrius

Committee Zoning
 Date 6/14/01
 Chair _____

Action: _____
 Fav, Adv, Held (see rev. side)
 Other: _____

Members

Refer To

Committee Zoning
 Date 6-29-01
 Chair _____

Action: _____
 Fav, Adv, Held (see rev. side)
 Other: _____

Members

Refer To

Committee

Date

Chair

Action: _____
 Fav, Adv, Held (see rev. side)
 Other: _____

Members

Refer To

Committee

Date

Chair

Action: _____
 Fav, Adv, Held (see rev. side)
 Other: _____

Members

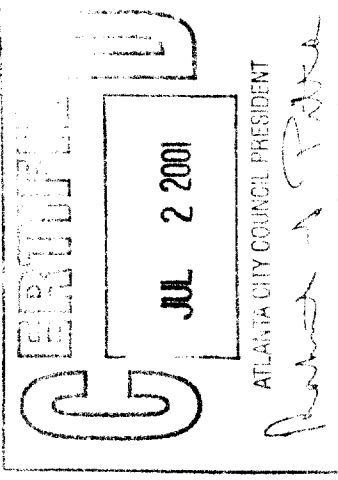
Refer To

COUNCIL ACTION

☒ 2nd ☐ 1st & 2nd ☐ 3rd
 Readings

☐ Consent ☐ V Vote ☒ RC Vote

CERTIFIED



ATLANTA CITY COUNCIL PRESIDENT

CERTIFIED
JUL 0 2 2001

DEPUTY MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED

JUL 1 1 2001

WITHOUT SIGNATURE
BY OPERATION OF LAW